



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Windham Planning Board Notice of Public Hearing

January 14, 2015

7:00 pm at the Community Development Department

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday, January 14, 2015 at 7:00 pm at the Community Development Department for the following items to be considered for Town Meeting.

#### **Housing for Older Persons (Section 610)**

Amends the Housing for Older Persons Ordinance, Section 610 by: adding a definition of the term “adaptable”; amending the manner in which density bonuses are calculated; and adds a provision regarding visual buffering. Single family and duplex units may be placed a minimum of 20’ apart while all buildings containing three (3) or more housing units must be placed a minimum of 35’ apart. The new language would allow for a maximum of 60% density bonus if a development proposal included a combination of the following: certain percentages of rental units and handicapped adaptable or accessible units; sports or recreation facilities, or; salvaging of a historic resource. A provision would be added for a year-round vegetative buffer between units with an increased buffer required if the development contains structures with more than 4 housing units and the Planning Board may also request an increase of such buffer if the housing development abuts an existing residential neighborhood.

#### **Farm Signs (Sections 705.1.5 & 706)**

Add a provision to the ordinances regulating signs to allow for off-site temporary farm signs as defined by RSA 236:70 (XIX); maximum size is 18” X 24” for the advertising of products produced on properties within Windham.

Copies of all Planning Board application material and Town Meeting proposed amendments are available for review at the Windham Community Development Department during regular business hours. All members of the public are welcome to attend the public hearing. To ensure timely inclusion among the Board’s written materials, written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.